

MINUTES OF THE CITY OF LAS VEGAS HOUSING AUTHORITY MEETING HELD ON WEDNESDAY  
FEBRUARY 15, 2017 AT 5:30 P.M. IN THE CITY COUNCIL CHAMBERS.

**MADAM CHAIR:** Tonita Gurule-Giron

**COMMISSIONERS:** Vince Howell  
Barbara Casey  
David Uilibarri Jr.  
David Romero  
Ember Davis Absent

**ALSO PRESENT:** Carmela Martinez, Housing Director  
H. Chico Gallegos, City Attorney

**CALL TO ORDER**

**ROLL CALL**

**PLEDGE OF ALLEGIANCE**

**MOMENT OF SILENCE**

Madam Chair Gurule-Giron asked Commissioner Barbara Casey to offer the moment of silence. Commissioner Casey offered her sincere condolences to Housing Director Carmela Martinez, for the loss of her father, who was a Purple Heart Recipient. He served his country with honor, and obviously he raised a good family. We ask that God will give Carmela and her family solace and peace and fill their hearts with all the wonderful memories that he left them.

**APPROVAL OF AGENDA**

Commissioner Barbara Casey made a motion to approve the agenda as is presented. Commissioner David Romero seconded the motion.

Madam Chair Gurule-Giron asked for a roll call. Roll call was taken and reflected the following.

Commissioner Vince Howell	Yes
Commissioner David Romero	Yes
Commissioner David Uilibarri Jr.	Yes
Commissioner Barbara Casey	Yes
Commissioner Ember Davis	Absent

Barbara Padilla re-read the motion and advised the motion carried.

**APPROVAL OF MINUTES**

Commissioner Barbara Casey made a motion to approve the minutes of January 18, 2017. Commissioner David Romero seconded the motion.

Madam Chair Gurule-Giron asked for a roll call. Roll call was taken and reflected the following.

Commissioner David Romero	Yes
Commissioner David Ulibarri Jr.	Yes
Commissioner Barbara Casey	Yes
Commissioner Vince Howell	Yes
Commissioner Ember Davis	Absent

Barbara Padilla re-read the motion and advised the motion carried.

**PUBLIC INPUT**

None at this time.

**PRESENTATION - FINANCE**

Natasha Martinez-Padilla, Finance Specialist presented the Housing Revenue and expenditure report through January 31, 2017. The HA was at 58% of budget. The HA received 65% of all revenues expected. The HA will be doing a budget revision to add to that. In other income, next month the HA is expecting a large increase due to the disposal of scrap metal. With regard to expenditures, the HA is below budget at 51%. No questions were asked.

**HOUSING DIRECTORS MONTHLY REPORT**

Housing Director Carmela Martinez stated under unit maintenance, there are currently 2 vacant unit turnarounds assigned to maintenance staff. Other maintenance staff is busy with non-emergency work orders.

For projects, a scope of work is being developed for asbestos and lead based paint, for 12 unoccupied dwelling units. We have a unit at 2801 Loudon that had to be outsourced to a local construction company in order to expedite the turnaround. This unit had been occupied for 15 years. Due to the condition of the unit, a lot of work needs to be done to it in order to bring it up to the quality standard that we take pride in, before renting it out.

The stucco project on Loudon continues. The contractors continue to work on the stucco, weather permitting. Design Office/Forsgren and Associates has selected a surveyor to come and survey the Calle Contenta, Calle Bonita, and Sagebrush areas for the drainage project that will be happening very soon. They will be providing us with a total map survey as well as updates so we can begin that project.

The environmental assessment for the De Minimus Project has been completed and has been submitted to HUD for approval.

Director Martinez stated that Carmelita Lucero, Housing Manager, has been appointed as a member on the Housing Advisory Committee. The first meeting was held on January 19, 2017. The focus of the HAC will be to broaden the scope of outreach in housing issues to the entire community. Discussion topics will include homelessness, domestic violence, high cost of homeownership, high rents and utility costs as well as declining population, low income and very low income families. Director Martinez stated she feels that for the HAC to be under the guise of the Community Development Department, it is a very strategic move in the sense that

the department has the community links already in place to move the city forward in housing matters and other issues that the city has to deal with.

Director Martinez stated that staff attended the 2 hour training on Pre-Task Planning that was put on by the Human Resources Department. Two maintenance staff attended training last week on Small Engine and Servicing Repair. We will now have these individuals internally working on our small equipment so we don't have to send it out for repair. The HA will be having a Master Meter Gas Training on Friday at our housing office. 5 staff members will be attending that training.

Carmelita Lucero, Housing Manager, will be attending a Housing Choice Voucher and Public Housing Rent Calculation Certification provided by Nan Mckay & Associates, in Albuquerque.

Director Martinez asked the City Attorney to report on the Homeownership Project that they have been working very diligently on. City Attorney, H. Chico Gallegos gave a brief update on the status of the Homeownership issue. He stated that one of the obstacles the City was facing in terms of balancing the relationship with HUD and having an improved relationship on how we manage and deal with some of the residual issues left over from the Housing problems that occurred all those years ago, and we are still dealing with today. One of those obstacles was litigation has been filed, two in particular. One was the Reynaldo Maestas litigation. The Fund initially had refused or declined to represent the City, and the Housing in that regard. That created some issues for us and we had to problem solve, in terms of strategy and how we would move forward. After the right amount of encouragement from the City, the Fund decided to go ahead and represent us in that matter. This helps in terms of access to the insurance for one. We have separate counsel and separate representation which allows us to maintain a relationship with HUD to develop strategies to resolve the other issues. This really does open up a lot of opportunities that were not there before. By virtue of having independent counsel backed by insurance to represent us in that issue, to the extent that there may be other potential litigants or plaintiffs out there. In the absence of that, it would have probably come out of the General Fund. City Attorney Gallegos stated we managed to preserve that, and he felt that would be good news to report to the Commission. Madam Chair Gurule-Giron stated, this is very good news because in the past, the Fund has backed away in representing the City on tough calls. She stated she is glad they stepped up in dealing with this.

### **COMMISSIONERS REPORT**

Commissioner Vince Howell stated to Director Martinez, that in the presence of a Purple Heart Recipient, he wanted to salute her and her family, and also wanted to make sure her family knows they are in his prayers. Director Martinez stated she appreciated that very much and will pass that along to her family.

### **EXECUTIVE SESSION/CLOSED SESSION**

Director Martinez stated there is no need for Executive Session at this time.

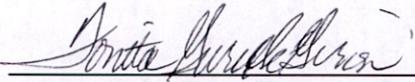
### **ADJOURN**

Commissioner Barbara Casey made a motion to adjourn the meeting. Commissioner David Ulibarri Jr. seconded the motion.

Madam Chair Gurule-Giron asked for a roll call. Roll call was taken and reflected the following.

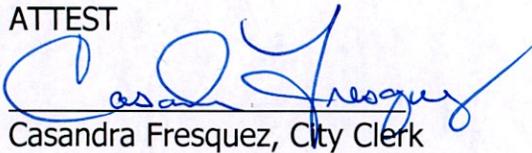
Commissioner Barbara Casey	Yes
Commissioner Vince Howell	Yes
Commissioner David Romero	Yes
Commissioner David Ulibarri Jr.	Yes
Commissioner Ember Davis	Absent

Barbara Padilla re-read the motion and advised the motion carried.



Madam Chair Tonita Gurule-Giron

ATTEST



Casandra Fresquez, City Clerk